


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202505927	3831 Ironwood Court	Fort Wayne	IN 46815	Status Active	L \$273,300
	Area Allen County	Parcel ID 02-08-27-254-016.000-072			Type Site-Built Home
	Sub Cambridge Oaks	Cross Street			Bedrms 4 F Baths 2 H Baths 1
	Location City/Town/Suburb	Style Two Story			
	School District FWC	Elem Glenwood Park	JrH Blackhawk	SrH Snider	
	Legal Description Cambridge Oaks Sec II Lot 85				
	Directions From Fort Wayne head North on Spy Run, when you get to Parnell Ave turn left, Turn right into E Coliseum Blvd, turn				
Inside City Limits		City Zoning	County Zoning	Zoning Description	

Remarks This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 120,000. The Trustees for the Estate will review the Highest Offer on Tuesday, March 18 @ 3pm. There will be Two Open House dates to view the property on Sun. March 9 (1-2 pm) and Sun. March 16 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> **The Contents of the Personal Property in the Home will also be selling Online. Welcome to this meticulously maintained 4-bedroom, 2.5-bathroom home in Cambridge Oaks neighborhood! Offering over 3,000 sq. ft. of living space with a full basement, this home provides ample room to live, work, and entertain. Don't miss out on this move-in ready home! ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo 85	Lot Ac/SF/Dim	0.2600 / 11,300	136 x 85	Sr No	Lot Des	Level				
Township	St Joe	Abv Gd Fin SqFt	2,472	Below Gd Fin SqFt	660	Ttl Below Gd SqFt	660	Ttl Fin SqFt	3,132	Year Built	1973
Age 52	New No	Date Complete	Ext	Brick, Vinyl	Fndtn	Slab, Partial Basement, Partially Finished				# Rooms	8
Room Dimensions		Inside City Limits		City	County		Zoning Description				
DIM L											
L	29 x 11	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes
D	11 x 11	M	B-Main	0	1	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No
F	18 x 11	M	B-Upper	2	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No
K	11 x 9	M	B-Blw G	0	0	Fuel /	Gas	Disposal	Yes	Ceiling Fan	No
B	11 x 7	M	Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No
D	15 x 9	B	Laundry L/W	8 x 5		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
M	17 x 11	U	AMENITIES 1st Bdrm En Suite, Bar, Closet(s) Walk-in,					Alarm Sys-Sec	No	Fence	None
2	13 x 11	U	Countertops-Laminate, Disposal, Dryer Hook Up Electric,					Alarm	No	Golf Course	No
3	12 x 11	U	Range/Oven Hook Up Elec, Tub/Shower Combination, Formal					Jet/Grdn Tub	No	Nr Wlkg Trails	No
4	11 x 11	U	Garage	2.0 / Attached	/ 21 x 20 / 420.00			Pool	No	Garage Y/N	Yes
5	x		Outbuilding	None		x			Pool Type	Opnr:	No
R	28 x 10	B	Outbuilding			x			Off Street Pk		
LF	x		Assn Dues	Not Applicable			SALE INCLUDES		Dishwasher		
E	5 x 3	B	Other Fees				FIREPLACE		Living/Great Rm, Fireplace Screen/Door, Gas Log		
WtrType		Restrictions									
Water Features		Water		Wtr Name							
		Wtr Frtg		Channel Frtg							
				Lake Type							

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 2/26/2025	Auction Time 3:00 pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 2023	
Annual Taxes \$3,065.9	Is Owner/Seller a Real Estate Licensee No	Possession Day of Closing	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 0
Ttl Concessions Paid	Sold/Concession Remarks			
Seller Concessions Offer Y/N	Seller Concession Amount \$			

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.